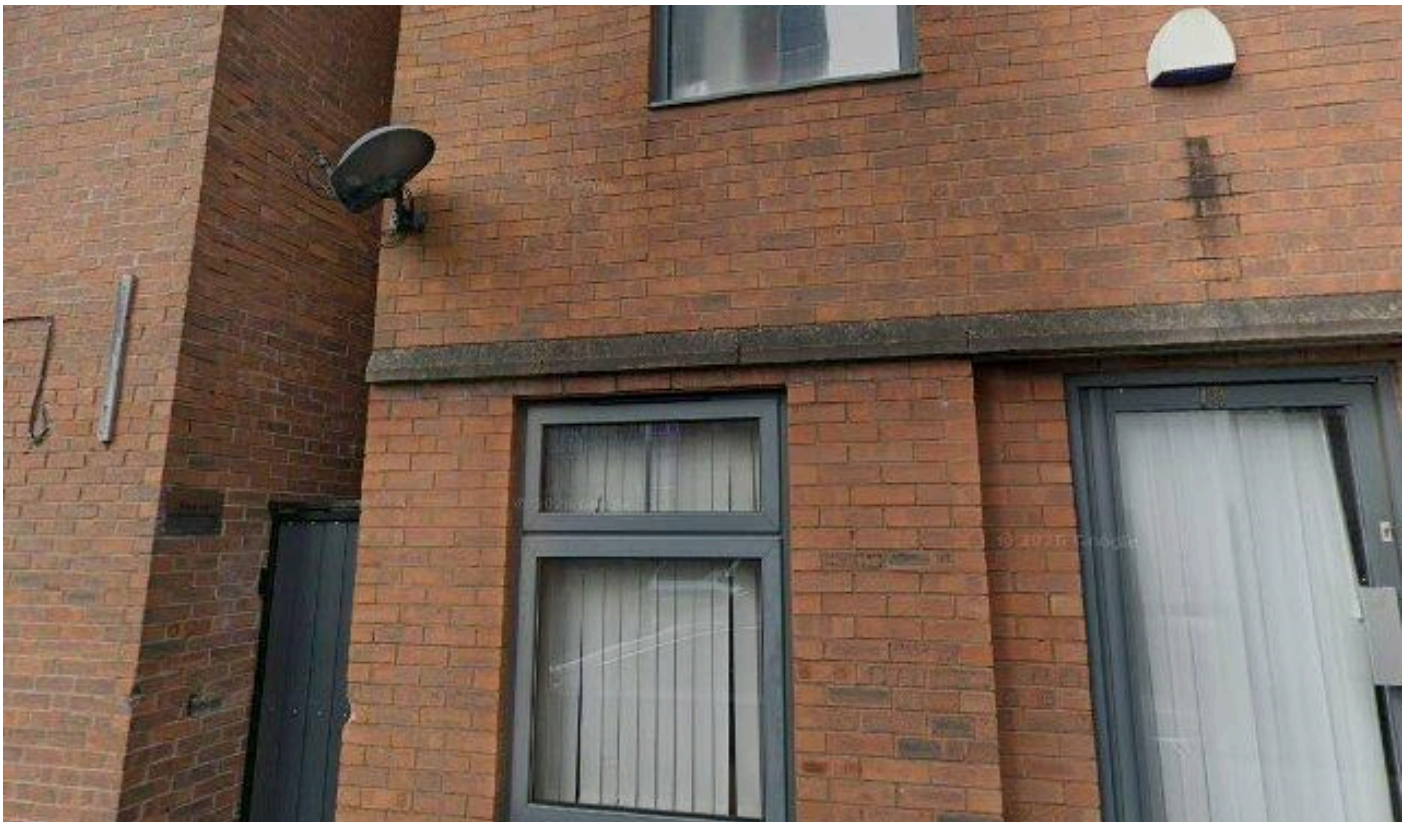
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See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 29th October 2026



APARTMENT 4, 20, SOUTHERN STREET, MANCHESTER, M3 4NJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

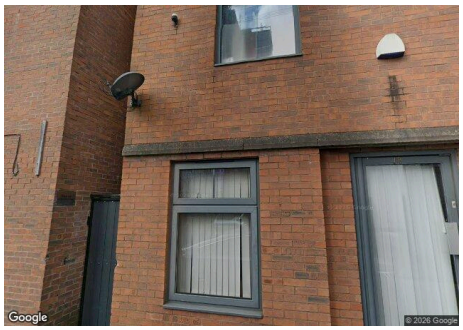
RICS

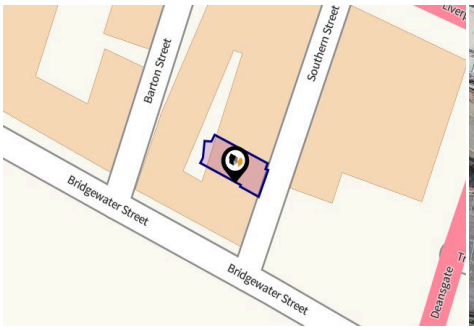
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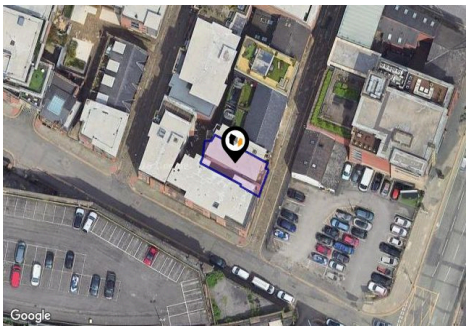
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Property
Overview

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	14/12/2007
Bedrooms:	2	**Last Sold Price:**	£145,800
Floor Area:	559 ft^2 / 52 m^2	**Last Sold £/ft^2:**	£208
Plot Area:	0.03 acres	**Tenure:**	Leasehold
Year Built :	2007		
Council Tax :	Band C		
Annual Estimate:	£2,055		
Title Number:	MAN109287		
UPRN:	10070393253		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Manchester
Conservation Area:	Castlefield
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

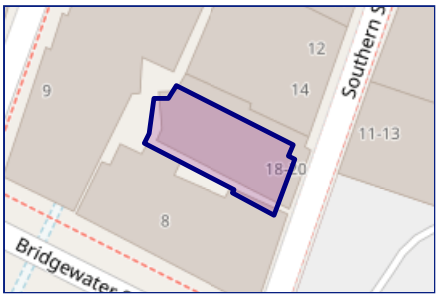
BT sky Virgin media

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Property
Multiple Title Plans

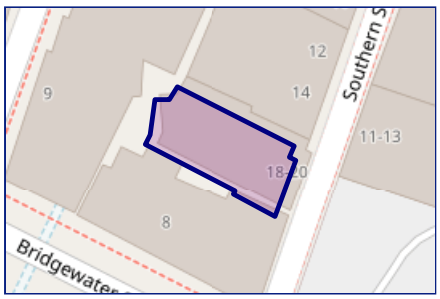
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Freehold Title Plan



MAN181802

Leasehold Title Plan



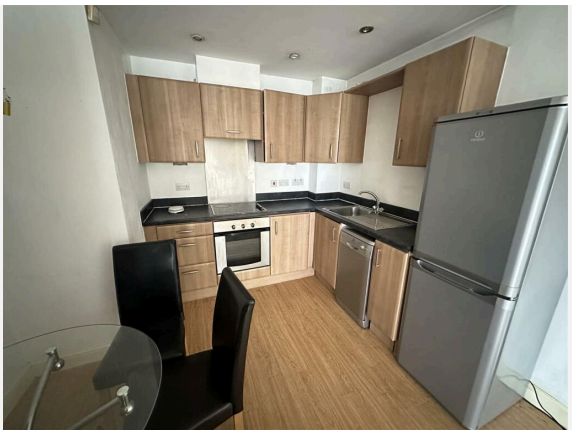
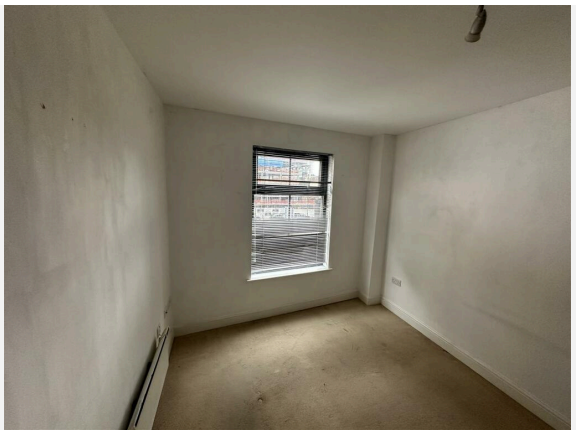
MAN109287

Start Date:	13/12/2007
End Date:	01/01/2131
Lease Term:	125 years from 1 January 2006
Term Remaining:	104 years

Gallery
Photos

LANDWOOD GROUP



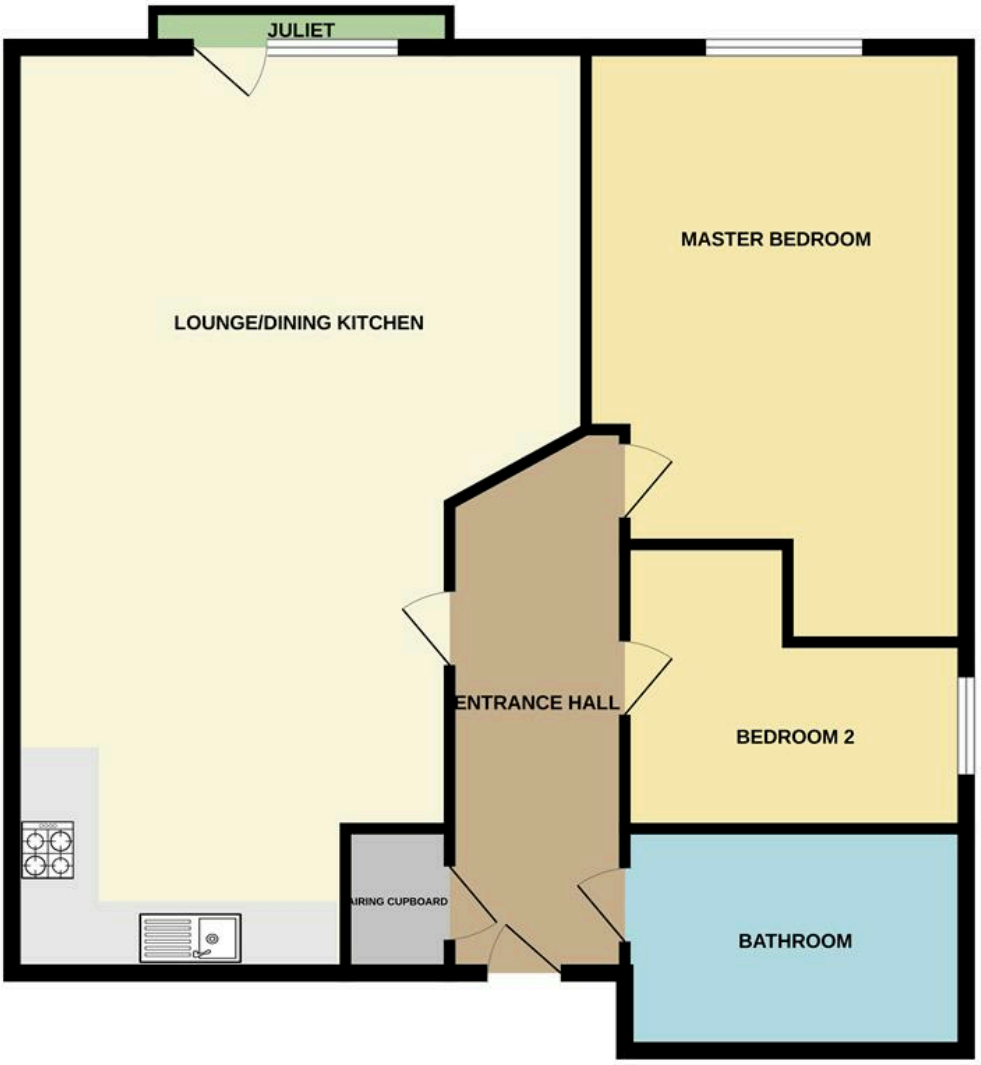



Gallery
Floorplan

LANDWOOD GROUP

APARTMENT 4, 20, SOUTHERN STREET, MANCHESTER, M3 4NJ

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Property

EPC - Certificate

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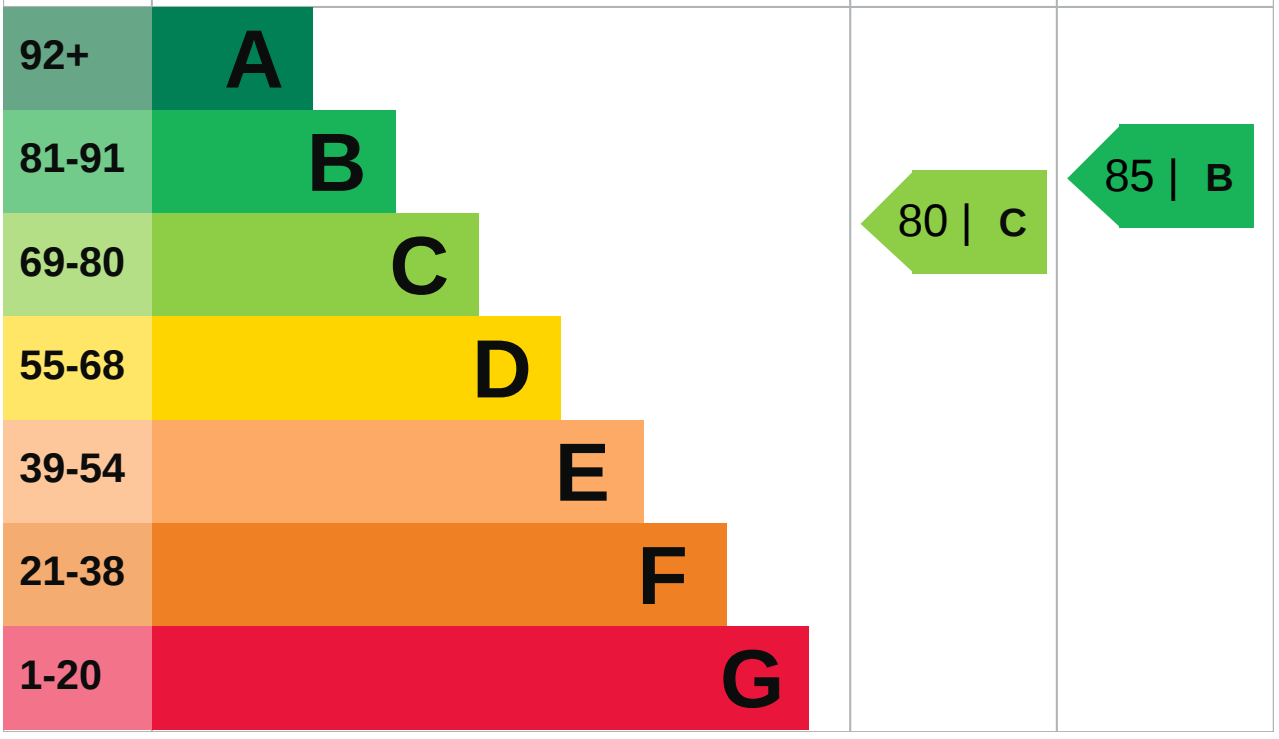
Apartment 4, 20 Southern Street, M3 4NJ

Energy rating

C

Valid until 12.03.2034

Certificate number
8634-9527-5300-0537-5296



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m^2

Market
Sold in Street

LANDWOOD GROUP

8, Southern Street, Manchester, M3 4NJ	Terraced House
Last Sold Date:	30/09/2025
Last Sold Price:	£1,200,000

Flat 5, 20, Southern Street, Manchester, M3 4NJ	Flat-maisonette House
Last Sold Date:	25/07/2025
Last Sold Price:	£135,000

Apartment 9, 2, Southern Street, Manchester, M3 4NJ		Flat-maisonette House
Last Sold Date:	16/12/2024	23/08/2006
Last Sold Price:	£200,000	£194,000

Apartment 15, 2, Southern Street, Manchester, M3 4NJ	Flat-maisonette House
Last Sold Date:	18/10/2024
Last Sold Price:	£172,500

6, Southern Street, Manchester, M3 4NJ		Detached House
Last Sold Date:	19/12/2022	02/05/2007
Last Sold Price:	£600,000	£460,000

10, Southern Street, Manchester, M3 4NJ	other House
Last Sold Date:	04/06/2021
Last Sold Price:	£1,000,000

Flat 6, 20, Southern Street, Manchester, M3 4NJ				Flat-maisonette House
Last Sold Date:	13/10/2020	13/01/2018	22/12/2009	30/07/2007
Last Sold Price:	£270,000	£261,000	£174,950	£185,000

Apartment 13, 2, Southern Street, Manchester, M3 4NJ			Flat-maisonette House
Last Sold Date:	26/06/2020	21/01/2019	15/08/2006
Last Sold Price:	£207,000	£175,000	£176,000

Apartment 5, 2, Southern Street, Manchester, M3 4NJ		Flat-maisonette House
Last Sold Date:	20/12/2016	01/09/2006
Last Sold Price:	£180,000	£173,550

Apartment 6, 2, Southern Street, Manchester, M3 4NJ		Flat-maisonette House
Last Sold Date:	24/11/2016	13/09/2006
Last Sold Price:	£173,000	£215,000

14, Southern Street, Manchester, M3 4NJ	Terraced House
Last Sold Date:	23/12/2015
Last Sold Price:	£680,000

Apartment 5, 20, Southern Street, Manchester, M3 4NJ	Flat-maisonette House
Last Sold Date:	08/09/2015
Last Sold Price:	£109,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

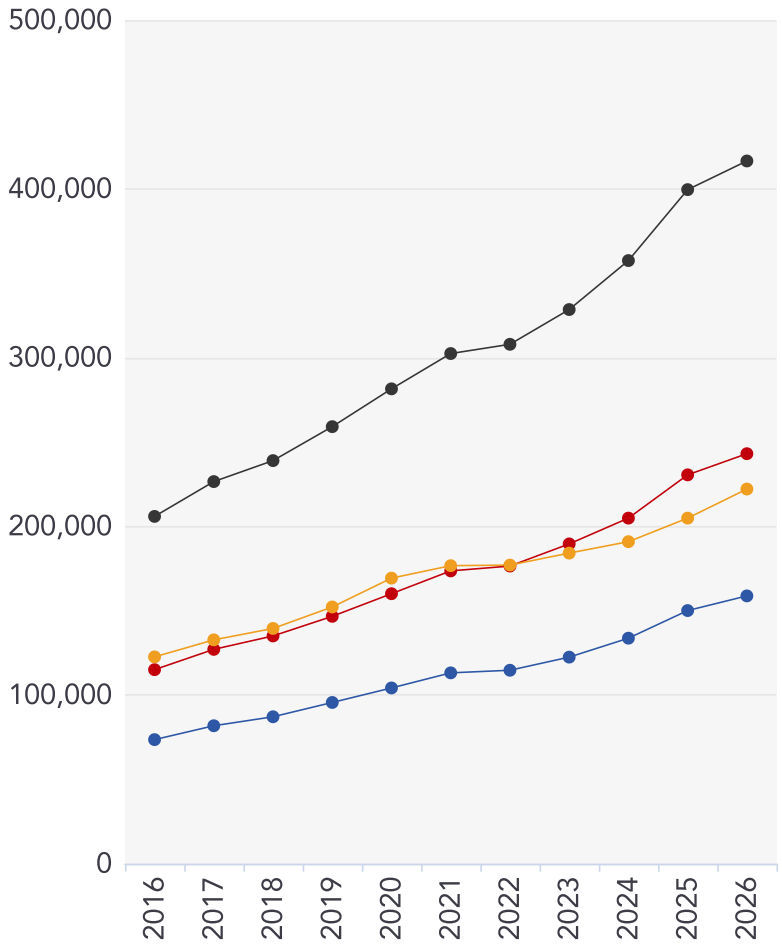
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in M3



Terraced

+102.34%

Semi-Detached

+111.28%

Flat

+81.14%

Detached

+115.82%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

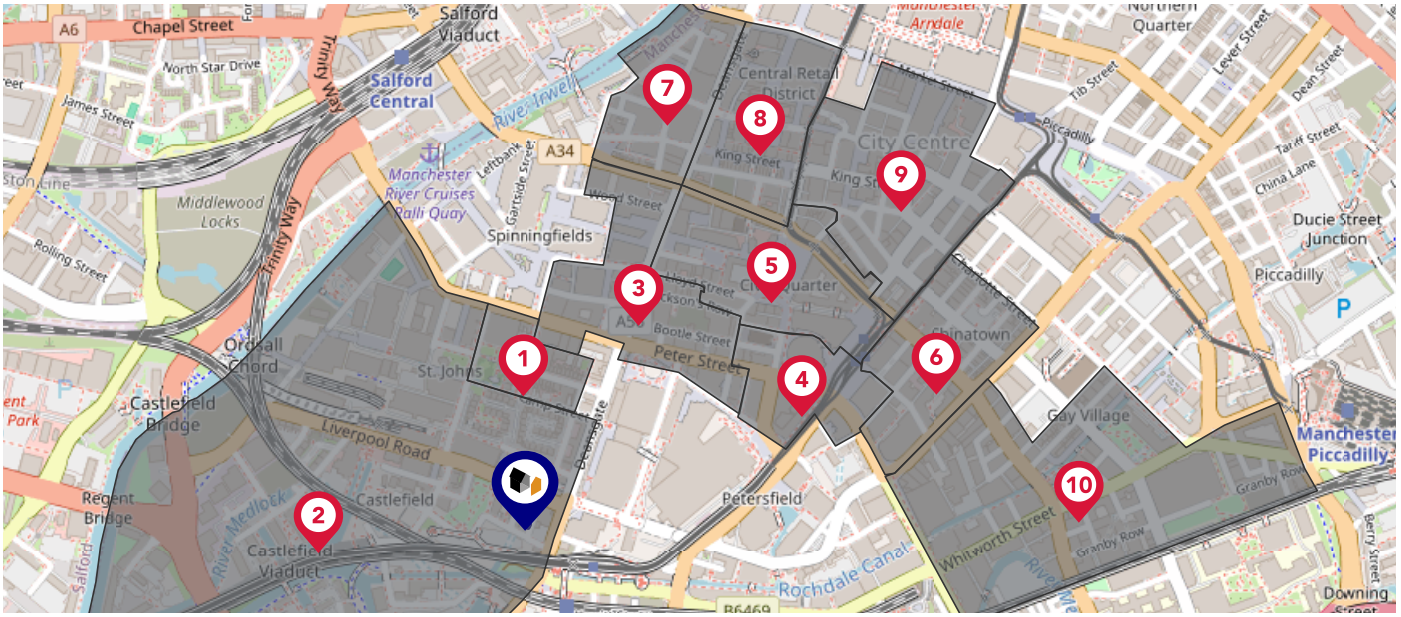
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

LANDWOOD GROUP

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

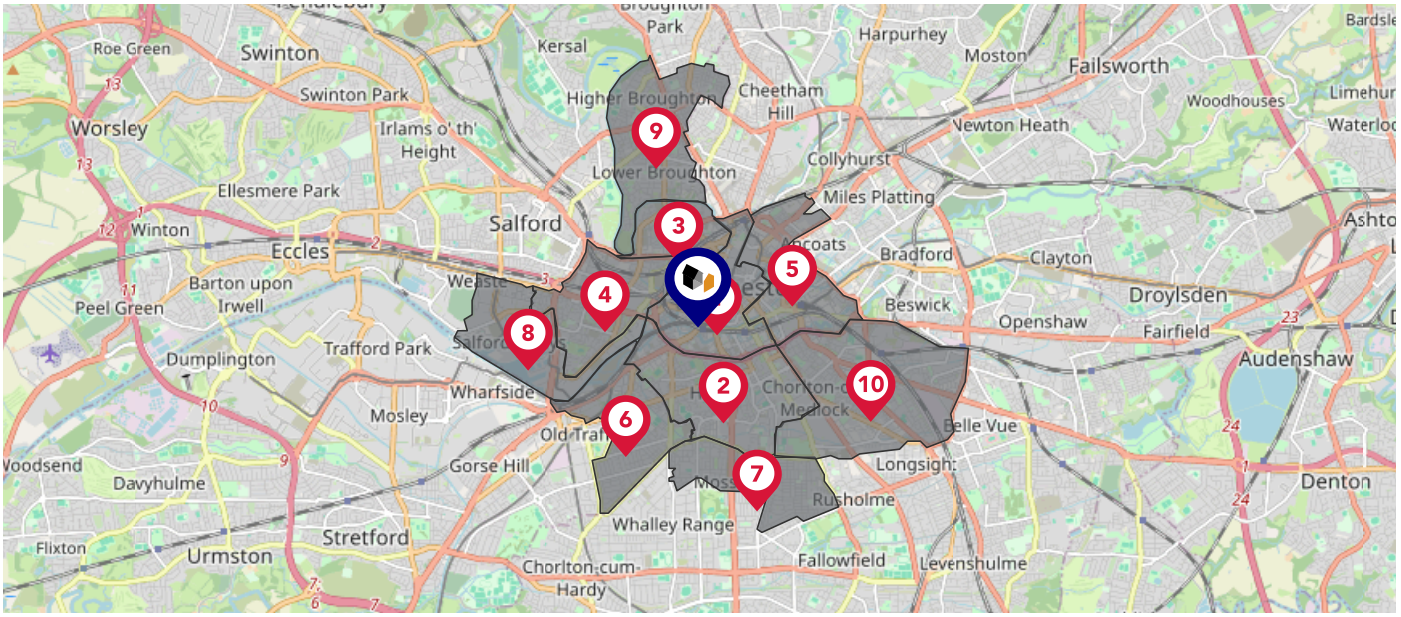


Nearby Conservation Areas

1	St John Street
2	Castlefield
3	Deansgate and Peter Street
4	St Peter's Square
5	Albert Square
6	George Street
7	Parsonage Gardens
8	St Ann's Square
9	Upper King Street
10	Whitworth Street and Princess Street

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

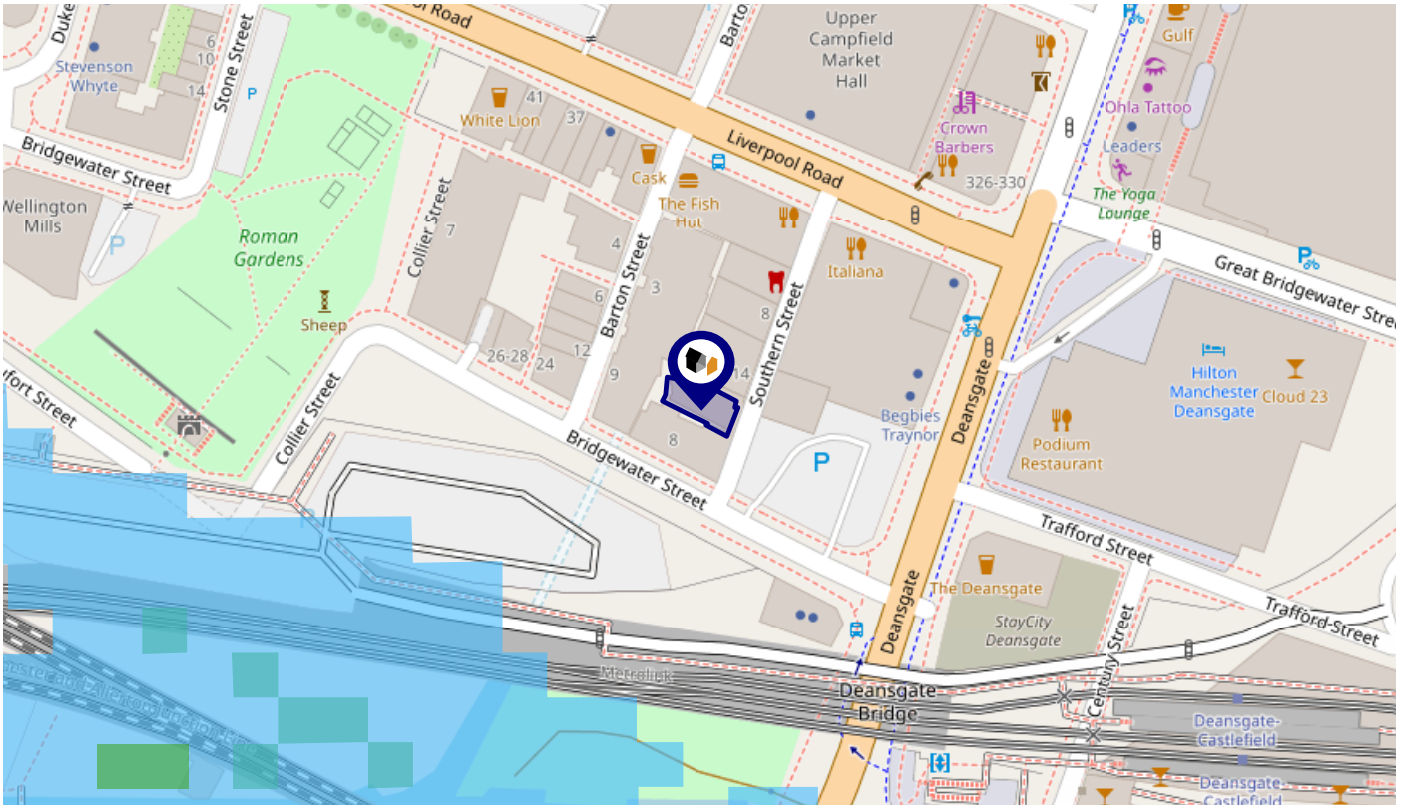


Nearby Council Wards

1	Deansgate Ward
2	Hulme Ward
3	Blackfriars & Trinity Ward
4	Ordsall Ward
5	Piccadilly Ward
6	Clifford Ward
7	Moss Side Ward
8	Quays Ward
9	Broughton Ward
10	Ardwick Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

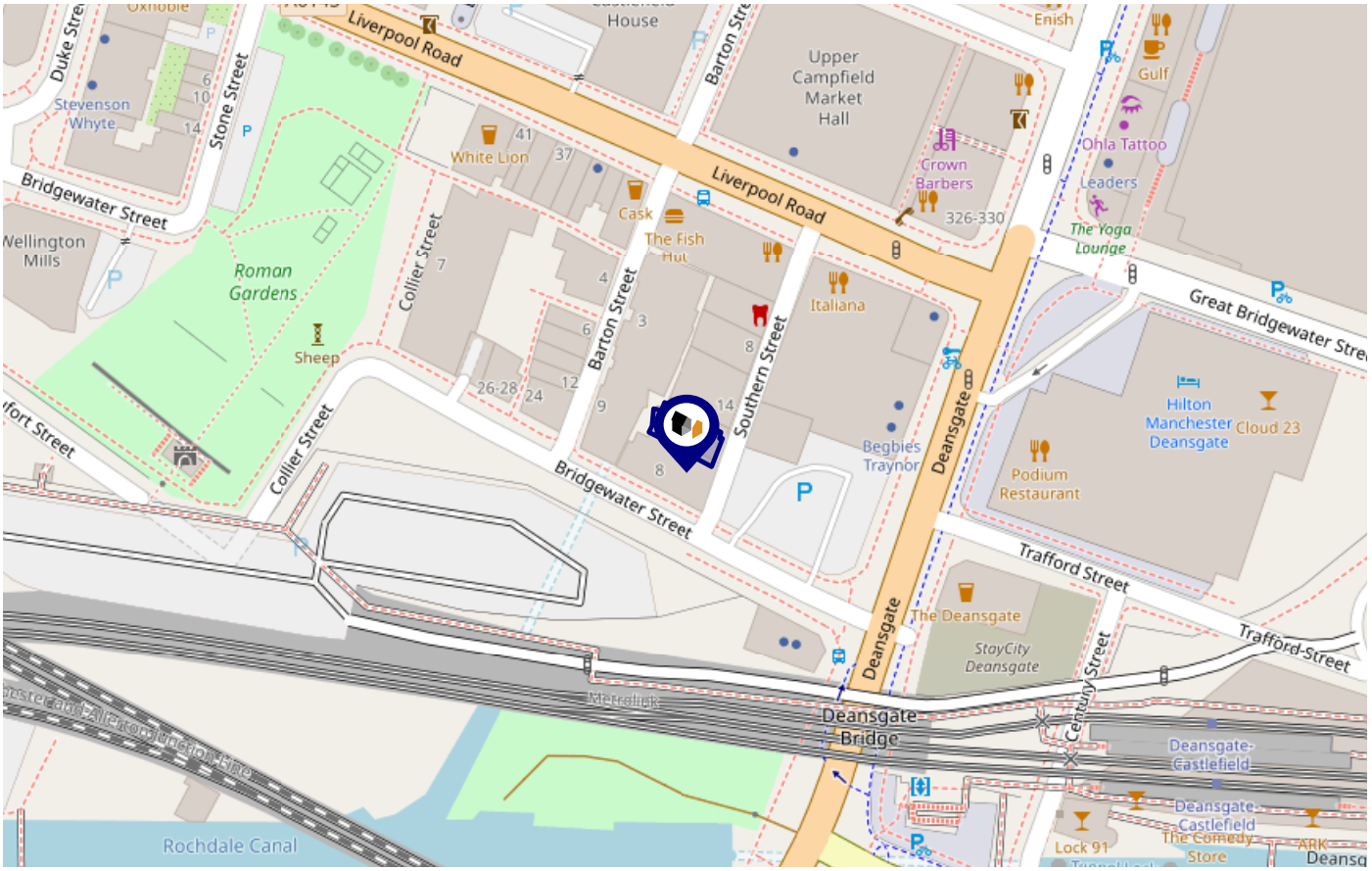
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

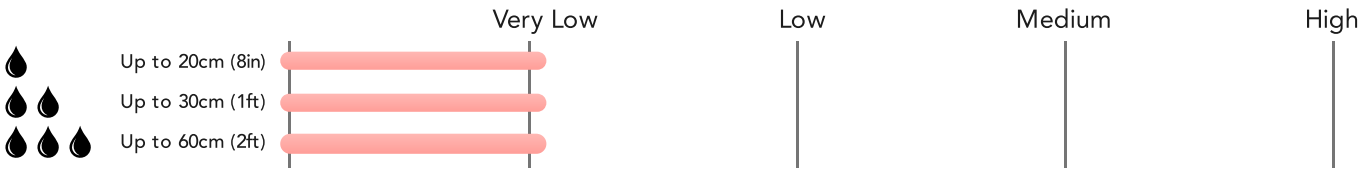


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

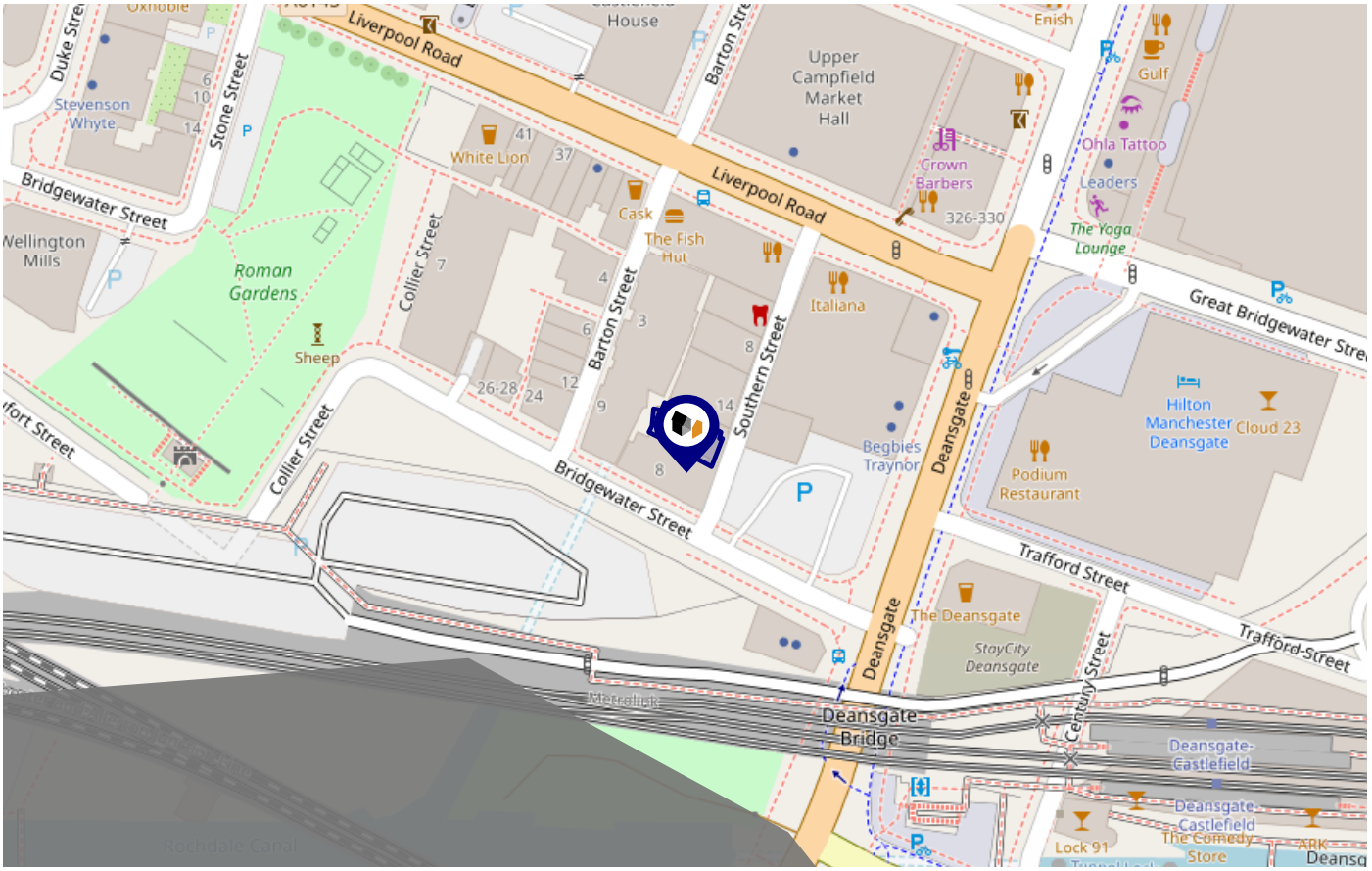


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Flood Risk
Rivers & Seas - Climate Change

LANDWOOD GROUP

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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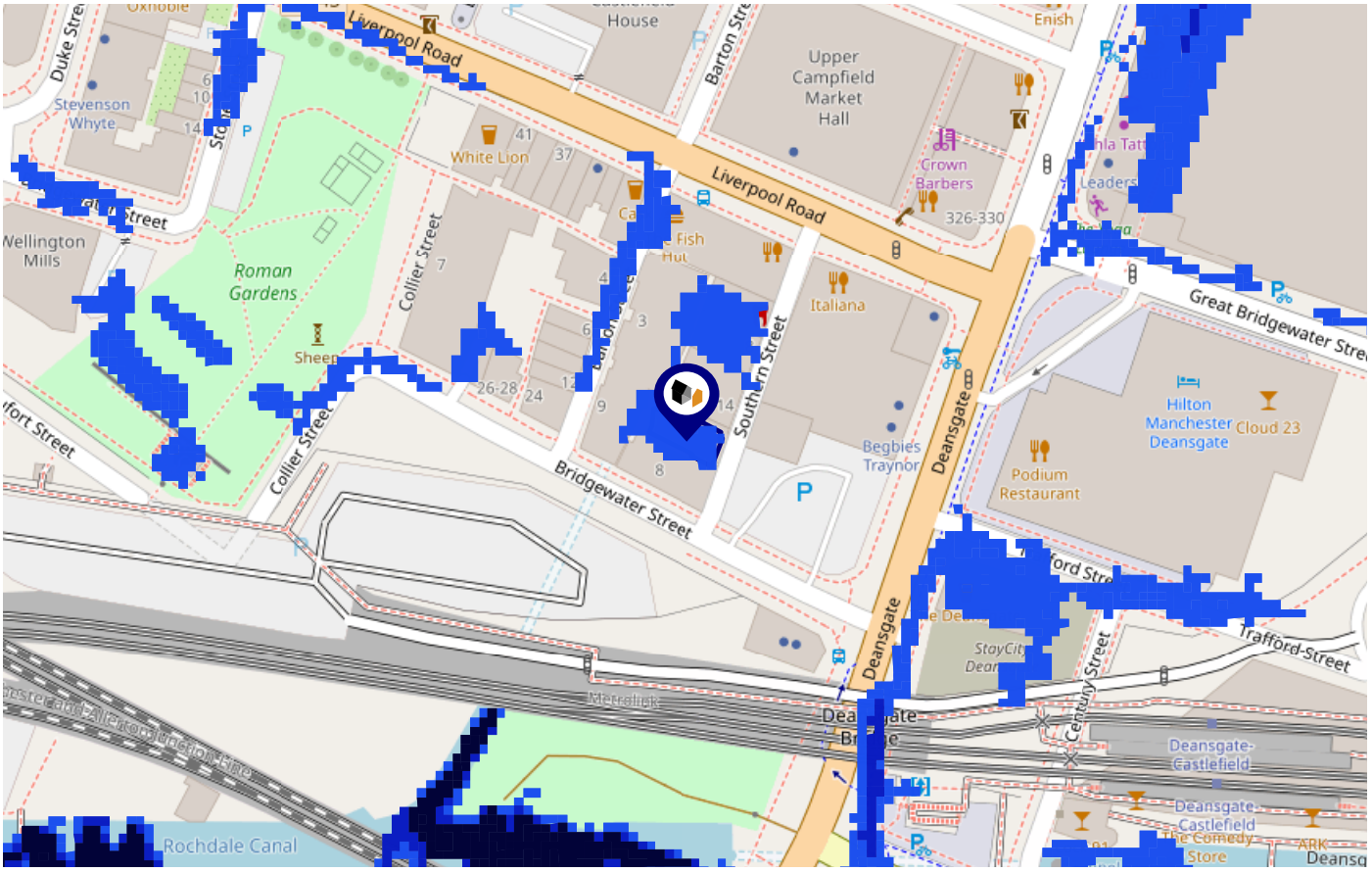


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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

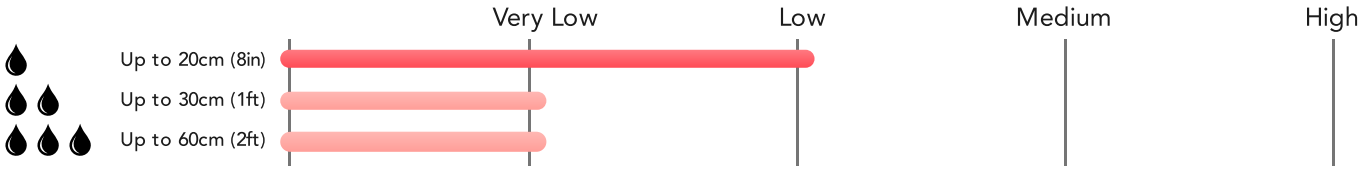


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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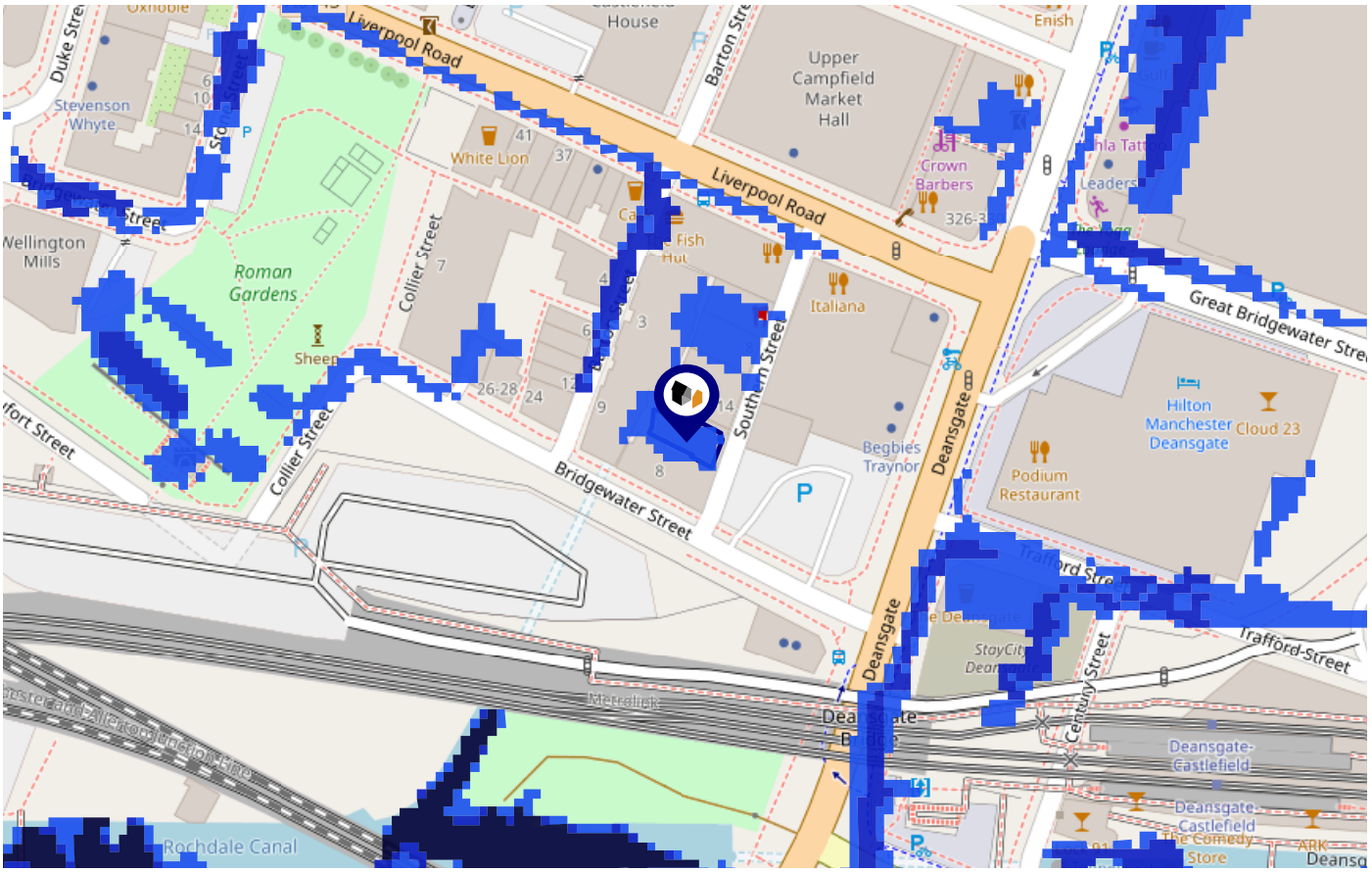


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Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

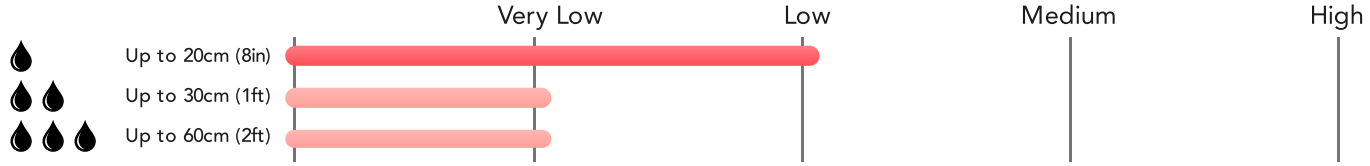


Risk Rating: Low

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Chance of flooding to the following depths at this property:



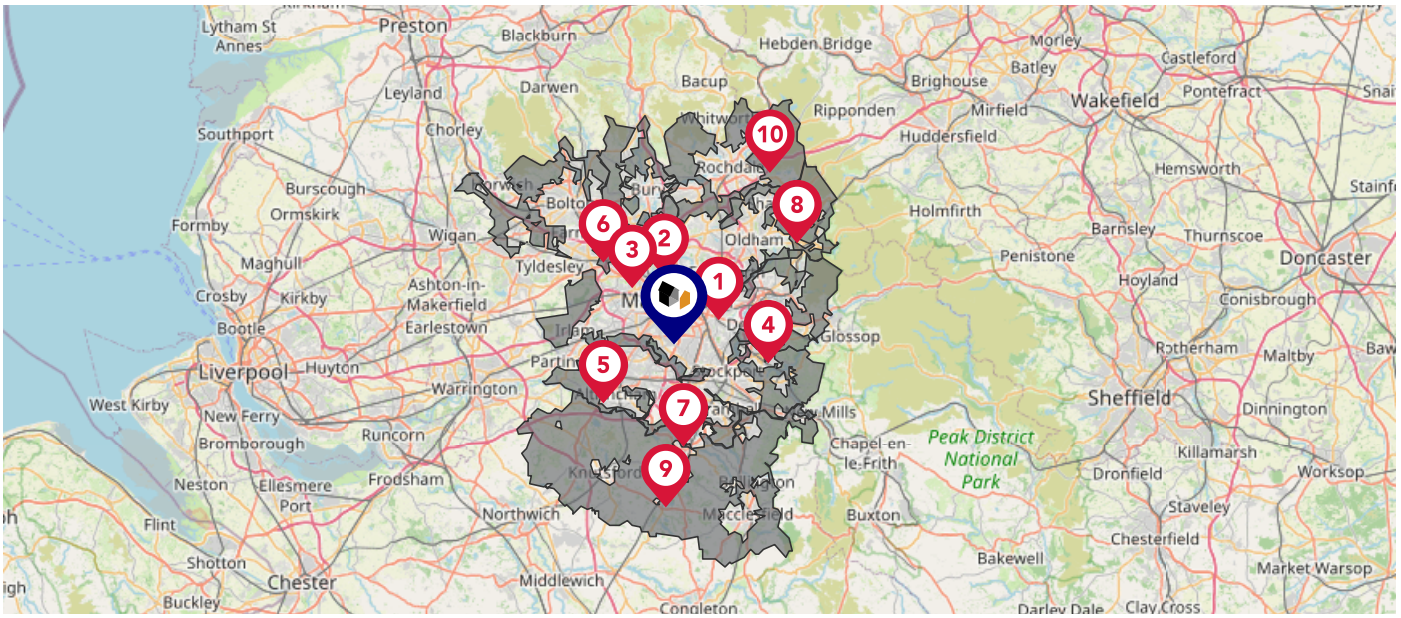
KPF - Key Property Facts

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Maps
Green Belt

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This map displays nearby areas that have been designated as Green Belt...



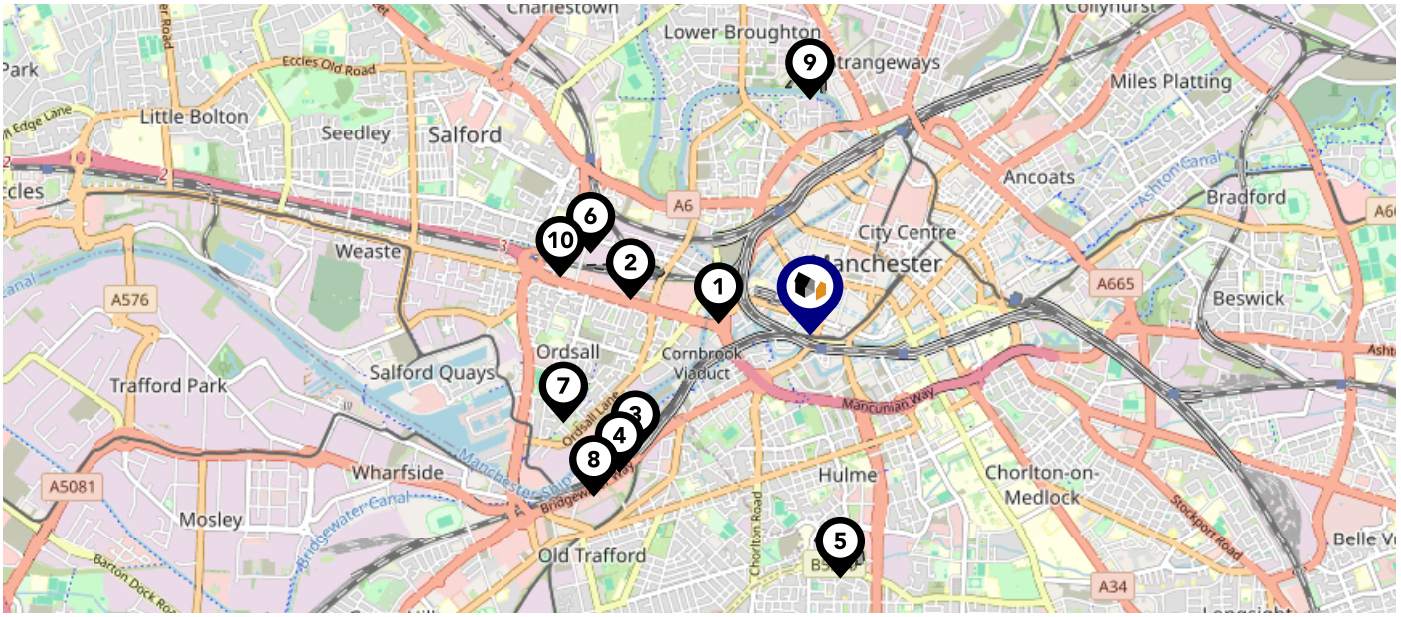
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Manchester
2	Merseyside and Greater Manchester Green Belt - Bury
3	Merseyside and Greater Manchester Green Belt - Salford
4	Merseyside and Greater Manchester Green Belt - Tameside
5	Merseyside and Greater Manchester Green Belt - Trafford
6	Merseyside and Greater Manchester Green Belt - Bolton
7	Merseyside and Greater Manchester Green Belt - Stockport
8	Merseyside and Greater Manchester Green Belt - Oldham
9	Merseyside and Greater Manchester Green Belt - Cheshire East
10	Merseyside and Greater Manchester Green Belt - Rochdale

Maps
Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wilburn Street-Salford, Greater Manchester	Historic Landfill
2	Former Ordsall Lane Sidings-Oldfield Road, Salford, Greater Manchester	Historic Landfill
3	Pomona Dock No 1-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
4	Pomona Dock No 2-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
5	Moss Side Shopping Centre-Hulme, Manchester	Historic Landfill
6	Liverpool Street - West Egerton Street-Salford, Greater Manchester	Historic Landfill
7	Ordsall Lane-Ordsall, Salford	Historic Landfill
8	Pomona Dock No 4-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
9	Overbridge Road-Salford, Greater Manchester	Historic Landfill
10	Land to the West of Windsor Street-Salford, Greater Manchester	Historic Landfill

Maps
Listed Buildings

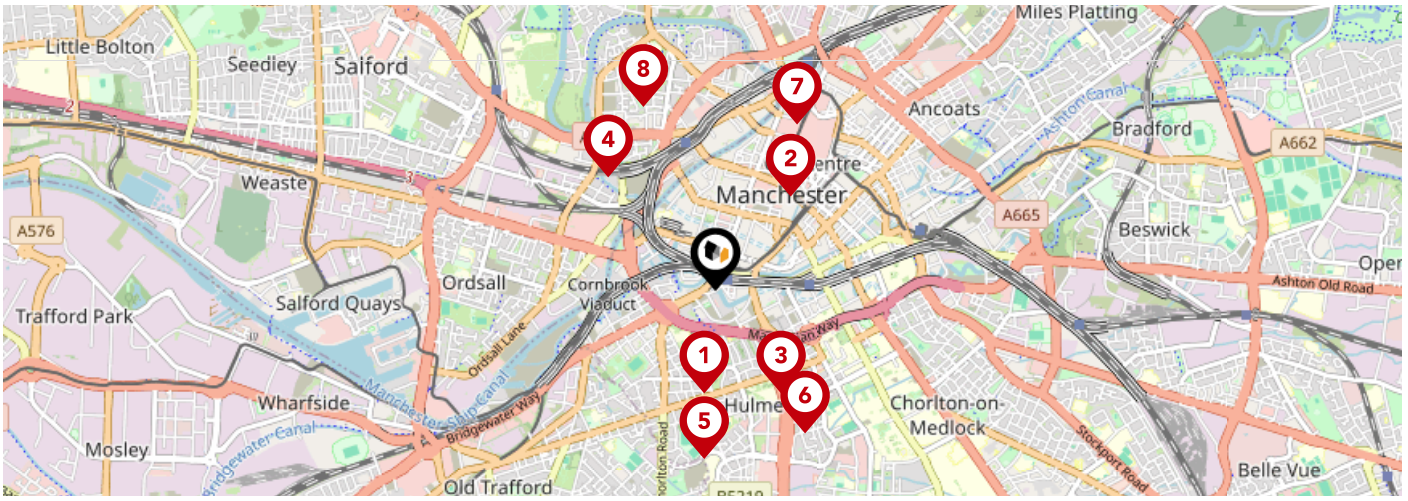
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1200853 - Castlefield Information Centre	Grade II	0.0 miles
2	1197915 - Former Market Hall	Grade II	0.0 miles
3	1219402 - 29-41, Liverpool Road	Grade II	0.0 miles
4	1219441 - K6 Telephone Kiosk Beside South West Corner Of Number 330 Deansgate	Grade II	0.0 miles
5	1475255 - Electricity Junction Box In Castlefield Canal Basin, Manchester	Grade II	0.1 miles
6	1200806 - Former St Matthews Sunday School	Grade II	0.1 miles
7	1247483 - Rochdale Canal Lock Number 91 At East End Of Gaythorn Tunnel	Grade II	0.1 miles
8	1475254 - Electricity Junction Box On Castle Street, Manchester	Grade II	0.1 miles
9	1200807 - Museum Of Science And Industry, Air And Space Museum	Grade II	0.1 miles
10	1282975 - Boundary Stone On Knott Mill Bridge	Grade II	0.1 miles

Area
Schools

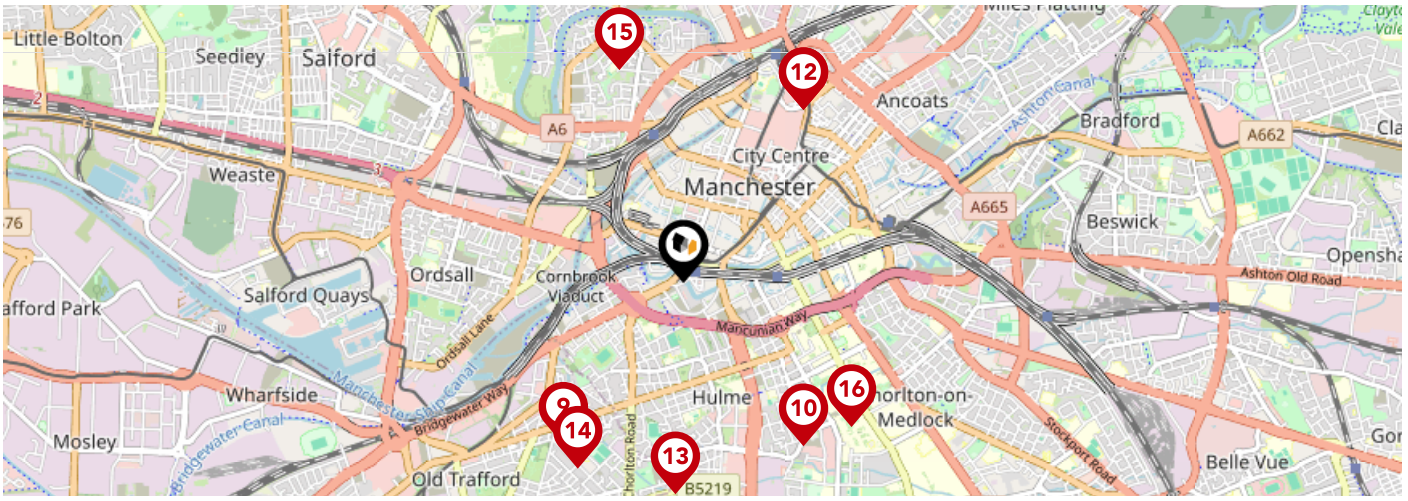
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		Nursery	Primary	Secondary	College	Private
1	St Wilfrid's RC Primary School Ofsted Rating: Good | Pupils: 224 | Distance:0.46	☐	☑	☐	☐	☐
2	Abbey College Manchester Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.53	☐	☐	☑	☐	☐
3	St Philip's Church of England Primary School Ofsted Rating: Good | Pupils: 206 | Distance:0.54	☐	☑	☐	☐	☐
4	St Philip's CofE Primary School Ofsted Rating: Good | Pupils: 235 | Distance:0.69	☐	☑	☐	☐	☐
5	Rolls Crescent Primary School Ofsted Rating: Good | Pupils: 413 | Distance:0.75	☐	☑	☐	☐	☐
6	Martenscroft Nursery School & Children's Centre Ofsted Rating: Outstanding | Pupils: 65 | Distance:0.75	☑	☐	☐	☐	☐
7	Chetham's School of Music Ofsted Rating: Not Rated | Pupils: 332 | Distance:0.82	☐	☐	☑	☐	☐
8	The Cathedral School of St Peter and St John RC Primary Ofsted Rating: Good | Pupils: 218 | Distance:0.87	☐	☑	☐	☐	☐

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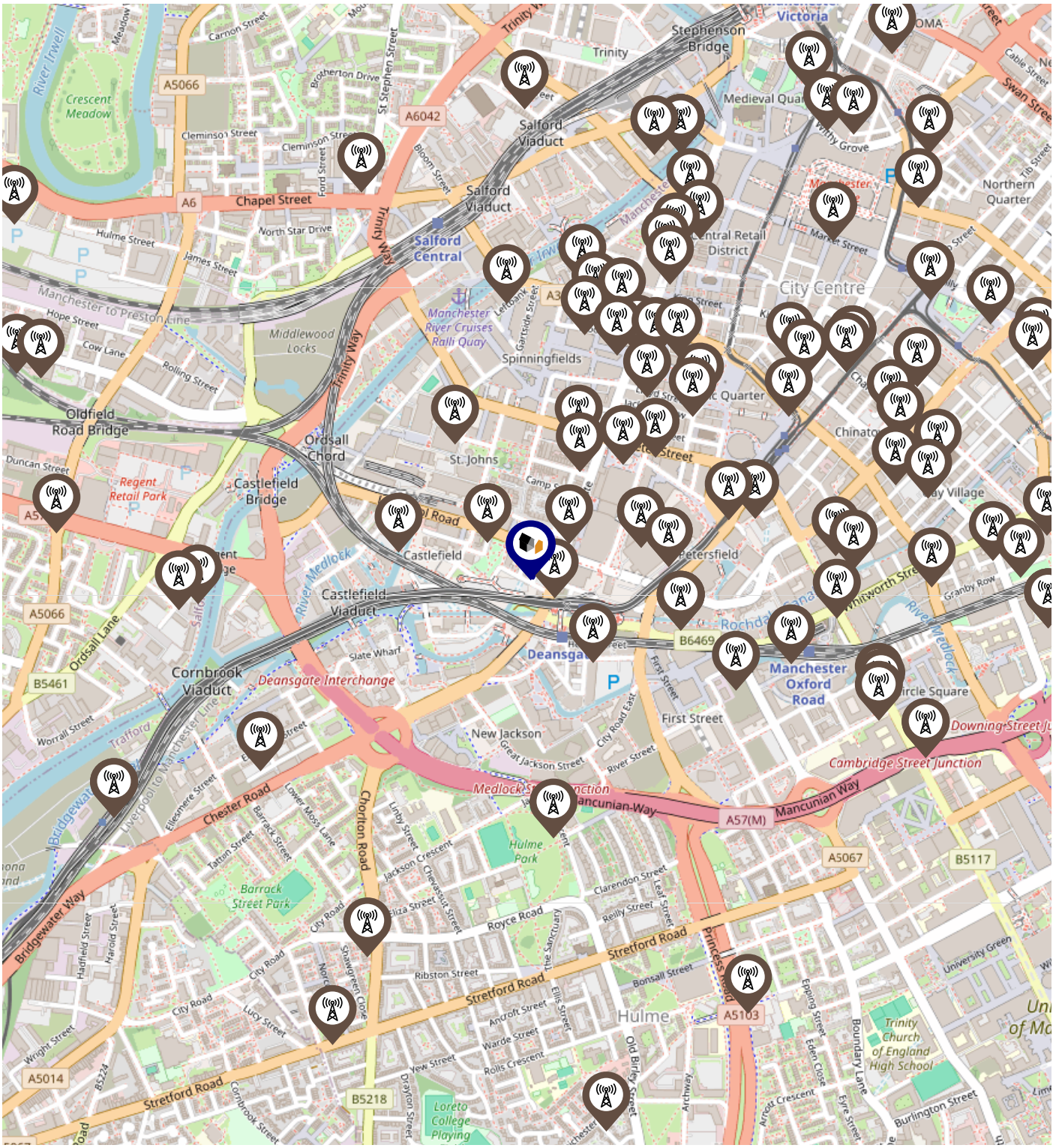
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Old Trafford Community Academy Ofsted Rating: Requires improvement | Pupils: 393 | Distance:0.89	☐	☑	☐	☐	☐
10 Trinity CofE High School Ofsted Rating: Good | Pupils: 1510 | Distance:0.9	☐	☐	☑	☐	☐
11 Digital Advantage Ofsted Rating: Not Rated | Pupils:0 | Distance:0.93	☐	☐	☑	☐	☐
12 The Cooperative College Ofsted Rating: Not Rated | Pupils:0 | Distance:0.93	☐	☐	☑	☐	☐
13 Loreto College Ofsted Rating: Outstanding | Pupils:0 | Distance:0.94	☐	☐	☑	☐	☐
14 St Alphonsus RC Primary School Ofsted Rating: Outstanding | Pupils: 184 | Distance:0.95	☐	☑	☐	☐	☐
15 The Friars Primary School Ofsted Rating: Good | Pupils: 420 | Distance:0.98	☐	☑	☐	☐	☐
16 Pinc College Ofsted Rating: Not Rated | Pupils:0 | Distance:0.98	☐	☐	☑	☐	☐

Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

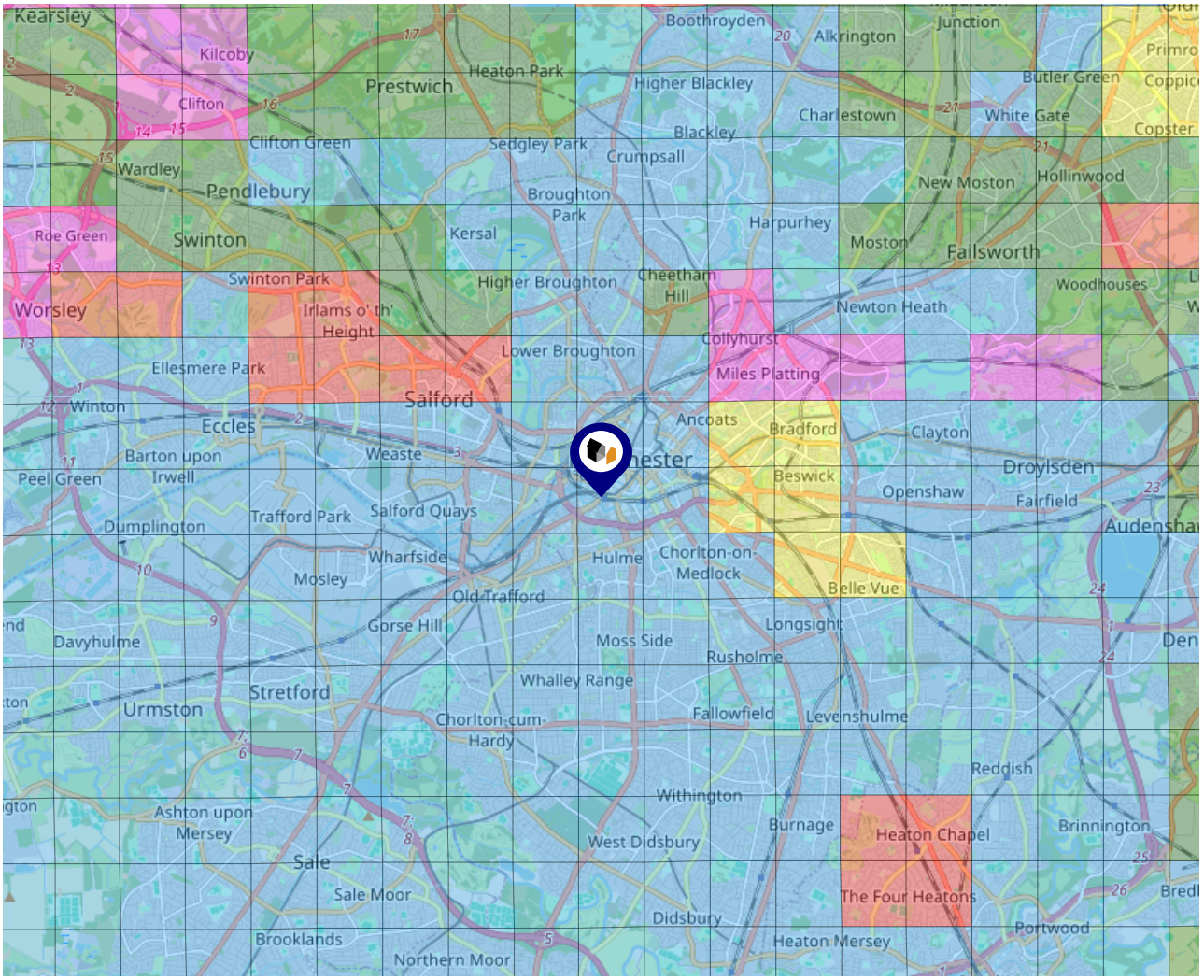
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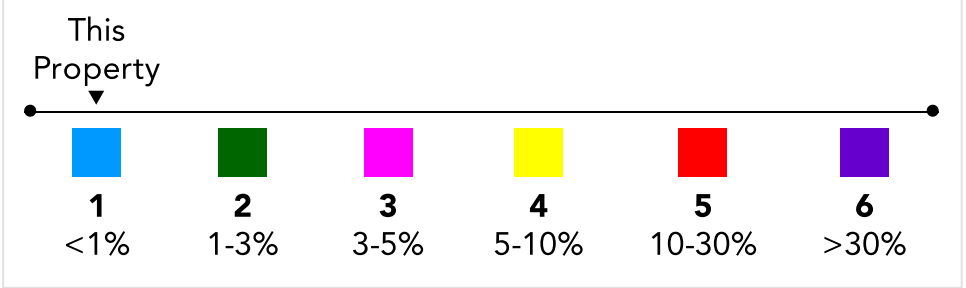
Environment
Radon Gas

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

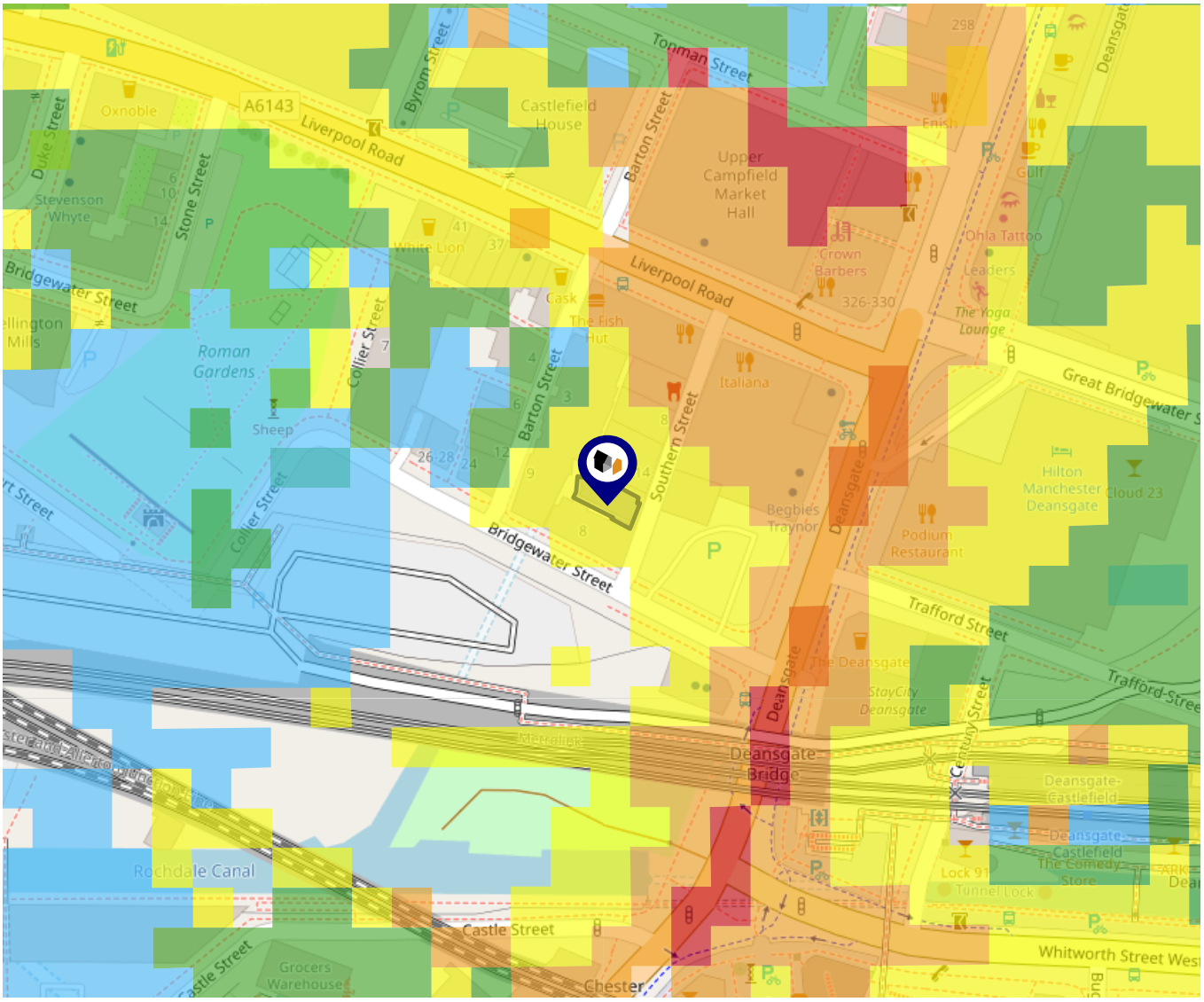




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Local Area
Road Noise

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The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

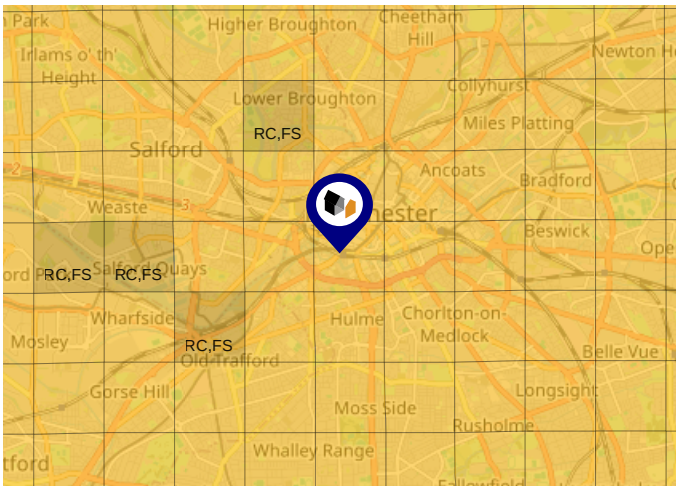
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Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



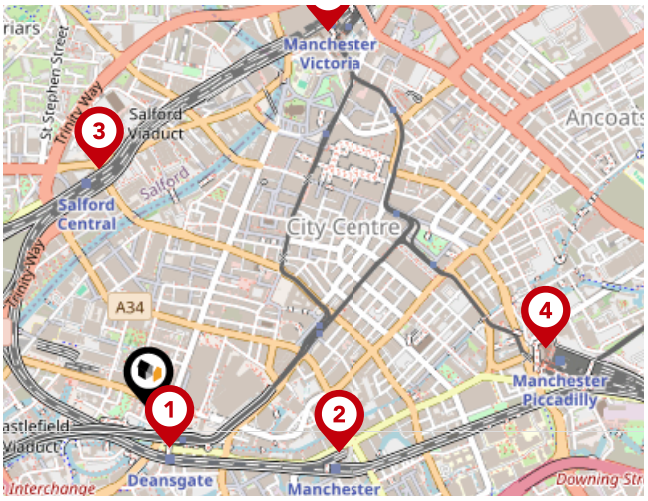
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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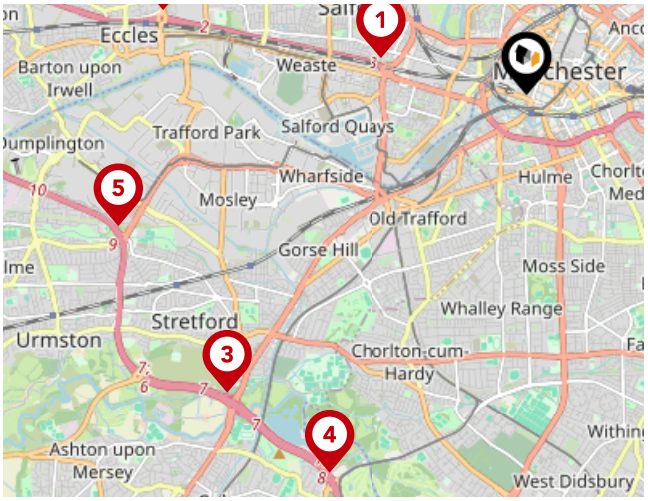
Area

Transport (National)



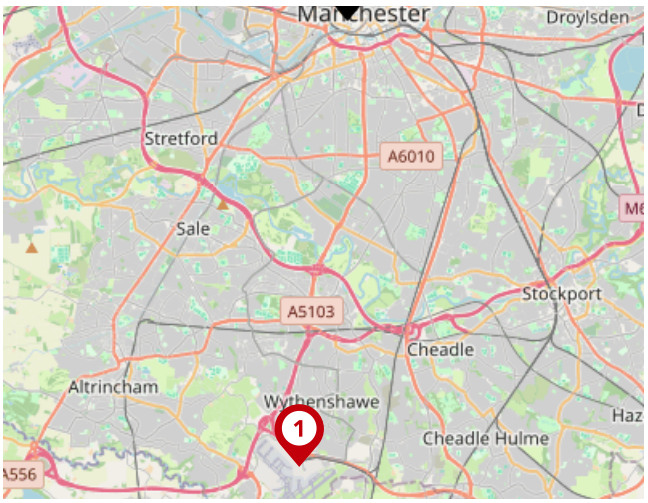
National Rail Stations

Pin	Name	Distance
1	Deansgate Rail Station	0.09 miles
2	Manchester Oxford Road Rail Station	0.42 miles
3	Salford Central Rail Station	0.54 miles
4	Manchester Piccadilly Rail Station	0.88 miles
5	Manchester Victoria Rail Station	0.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.32 miles
2	M602 J2	3.29 miles
3	M60 J7	3.71 miles
4	M60 J6	3.75 miles
5	M60 J9	3.78 miles



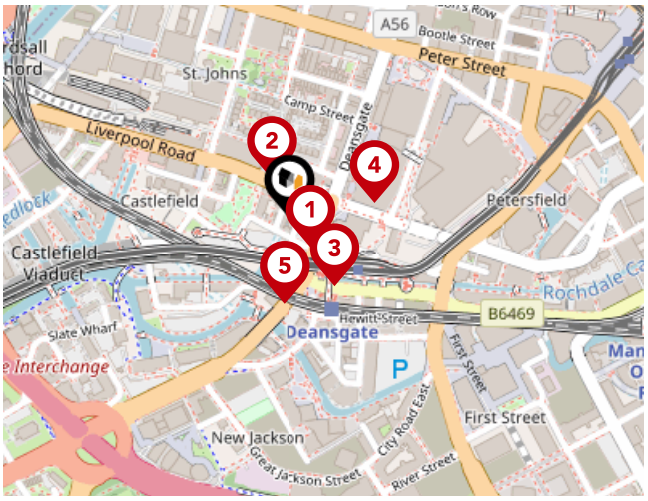
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.94 miles

Area

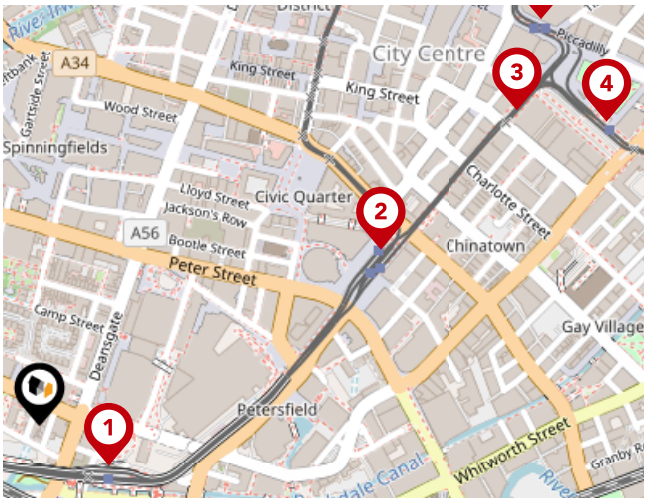
Transport (Local)

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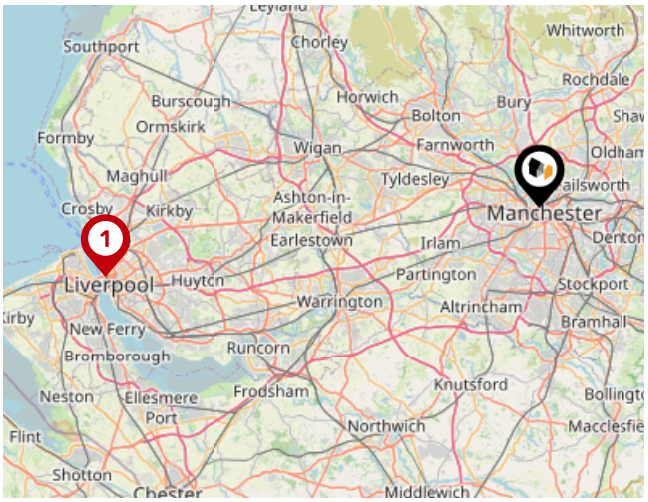
Bus Stops/Stations

Pin	Name	Distance
1	Deansgate Station	0.03 miles
2	Liverpool Road	0.04 miles
3	Deansgate Station	0.08 miles
4	Watson Street	0.09 miles
5	Knott Mill	0.09 miles



Local Connections

Pin	Name	Distance
1	Deansgate-Castlefield (Manchester Metrolink)	0.08 miles
2	St Peter's Square (Manchester Metrolink)	0.42 miles
3	Mosley Street Metrolink (now closed)	0.63 miles
4	Piccadilly Gardens (Manchester Metrolink)	0.7 miles
5	Market Street (Manchester Metrolink)	0.71 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	31.01 miles

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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